

**City of Greensboro Planning Department  
Zoning Staff Report  
February 13, 2006 Public Hearing**

*The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.*

**Item:** E

**Location:** North and south of Baylor Street west of King Edward Court

**Applicant:** Henry H. Isaacson

**Owner:** SSB Properties, LLC et al.

**From:** CD-RS-5

**To:** CD-RS-5

- Conditions:**
- 1) All uses allowed in the RS-5 zoning district.
  - 2) All lots shall be a minimum of 6000 square feet.
  - 3) There shall be a maximum of 74 homes in the development.
  - 4) Seventy-five percent (75%) of the front exterior surfaces, excluding trim and dormers, of all dwellings shall be brick. The remainder of the exterior surfaces of dwellings shall be brick, vinyl or wood siding.
  - 5) All homes shall be a maximum of two stories in height.
  - 6) Developer shall construct Primrose Avenue to City street standards, including installation of a sewer line, from the terminus of the existing Primrose Avenue to Baylor Street.
  - 7) Developer will maintain the existing natural area, a minimum width of 15 feet, in those areas where lots on the subject property adjoin existing single family residential lots within Bellwood Village Subdivision.
  - 8) Developer will dedicate to the public, drainageway and open space areas along its boundary with Richland Creek. Unless otherwise required by the development ordinance, the dedicated area shall average a minimum width of 100 feet as measured from the eastern creek bank. This area shall remain undisturbed except as required for utility and water dependent structures.

SITE INFORMATION	
<b>Maximum Developable Units</b>	74
<b>Net Density</b>	N/A
<b>Existing Land Use</b>	Single family subdivision (partially constructed)
<b>Acreage</b>	22.81
<b>Physical Characteristics</b>	<i>Topography:</i> Northeasterly slope <i>Vegetation:</i> None / Wooded <i>Other:</i> N/A
<b>Overlay Districts</b>	N/A
<b>Historic District/Resources</b>	N/A
<b>Generalized Future Land Use</b>	Moderate Residential
<b>Other</b>	N/A

SURROUNDING ZONING AND LAND USE		
<b>Location</b>	<b>Land Use</b>	<b>Zoning</b>
<i>North</i>	Multifamily	CD-RM-5
<i>South</i>	Undeveloped / Scattered Single Family	RS-12
<i>East</i>	Single Family	CD-RM-12
<i>West</i>	Undeveloped / Single Family	RS-12

ZONING HISTORY		
<b>Case #</b>	<b>Year</b>	<b>Request Summary</b>
2930	2001	This property was rezoned from RS-12 & CD-RM-12 to its current zoning of CD-RS-5 by the Zoning Commission in April 2001.

DIFFERENCES BETWEEN CD-RS-5 (EXISTING) AND CD-RS-5 (PROPOSED) ZONING DISTRICTS
<b>CD-RS-5:</b> Primarily intended to accommodate high density single family detached dwellings in developments where public water and sewer is required. The overall gross density will typically be 7.0 units per acre or less. A current condition requires all homes to be constructed of wood siding with brick accent.
<b>CD-RS-5:</b> Same as above. A proposed condition requires 75% of the front exterior surfaces, excluding trim and dormers, of all dwellings to be brick. The remainder of exterior surfaces shall be brick, vinyl or wood siding. See Conditions for other restrictions which will be carried over from the existing zoning.

TRANSPORTATION	
<b>Street Classification</b>	Baylor Street – Subcollector, Peppervine Trail – Local, Cypress Grove Lane – Local, Kinnakeet Way – Local.
<b>Site Access</b>	Everything is existing.
<b>Traffic Counts</b>	None available.
<b>Trip Generation</b>	N/A.
<b>Sidewalks</b>	Everything is existing. N/A.
<b>Transit</b>	No.
<b>Traffic Impact Study</b>	Not required per TIS Ordinance.
<b>Street Connectivity</b>	N/A.
<b>Other</b>	N/A.

ENVIRONMENTAL REVIEW	
<b>Water Supply Watershed</b>	Yes, Site drains to Greensboro Watershed WS III
<b>Floodplains</b>	See final plat for Alexander Pointe Phase I and II
<b>Streams</b>	See final plat for Alexander Pointe Phase I and II
<b>Other</b>	See final plat for Alexander Pointe Phase I and II

LANDSCAPING REQUIREMENTS	
<b>Location</b>	<b>Required Planting Yard Type and Rate</b>
<i>North</i>	N/A
<i>South</i>	N/A
<i>East</i>	N/A
<i>West</i>	N/A

## CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

### Connections 2025 Written Policies:

*Parks, Open Space, and Natural Resources Goal:* Protect and restore Greensboro's irreplaceable scenic and natural resources: its system of parks and greenways, urban and woodland tree canopy, stream corridors and wetlands, and air and water quality.

*POLICY 5A.4:* Require land dedication along designated streams at the time of development.

*Housing and Neighborhoods Goal:* Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

*POLICY 6A.2:* Promote mixed-income neighborhoods.

*POLICY 6C:* Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

**Connections 2025 Map Policies:**

*The area requested for rezoning lies within the following map classifications:*

Moderate Residential (6-12 d.u./acre): This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

**CONFORMITY WITH OTHER PLANS**

*The following aspects of relevant plans may be applicable in this case:*

**City Plans:** N/A

**Other Plans:** N/A

**STAFF COMMENTS**

**Planning:** The sole purpose of this request is to correct an unfortunate occurrence with a number of dwellings that have been built in this developing subdivision, i.e. homes have been built with vinyl siding. The initial condition that was approved as part of the conditional zoning in 2001 required that all homes be constructed of wood siding with brick accent. Approval of this current proposal will rectify that unfortunate occurrence by rewriting Condition No. 4 to permit the use of vinyl siding.

The existing and proposed zoning district is consistent with the Moderate Residential land use classification on the Generalized Future Land Use Map of Connections 2025. This proposal meets Comprehensive Plan policies of promoting mixed-income neighborhoods and promoting the diversification of new housing stock to meet the need for suitable, affordable housing.

**GDOT:** No additional comments.

**Water Resources:** No additional comments.

**STAFF RECOMMENDATION**

Based on all the information contained in this report, the Planning Department recommends approval.